

## **ORDINANCE #07-07**

### **AN ORDINANCE TO AMEND THE ZONING ORDINANCE #04-09, OF THE TOWN OF NOLENSVILLE, TENNESSEE**

WHEREAS, the Town of Nolensville enacted Zoning Ordinance 04-09 in 2004. Prior to the enactment of 04-09, the Town enacted Ordinance #98-22 in 1998 which amended the initial zoning ordinance of the Town of Nolensville. Subsequent amendments have been enacted prior to the enactment of Ordinance 04-09; and

WHEREAS, The Town of Nolensville Planning Commission met on April 10, 2007 and on June 12, 2007 and on June 12, 2007, and discussed the policy of how the Town of Nolensville should regulate area and lot standards in the Village District in the zoning ordinance,

WHEREAS, the Town of Nolensville Planning Commission has recommended certain the amendments to the Nolensville Board of Mayor and Aldermen,

WHEREAS, the Board of Mayor and Aldermen has conducted a public hearing on August 2, 2007, thereon; and

WHEREAS, The Board of Mayor and Aldermen believe it is in the best interest of the citizens and residents of the Town to revise the Ordinance 04-09 as it relates to the regulating area and lot standards in the Village District in the zoning ordinance,

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN, that Zoning Ordinance 04-09 of the Town of Nolensville is amended by revising said ordinance as follows:

#### **SECTION 1:**

The area and lot requirements block shown in Article 2.2.4 Village (V) District that reads as follows:

<b><u>AREA AND LOT REQUIREMENTS – VILLAGE (V)</u></b>	
Maximum gross density	6 units per acre
Min. Lot Area (in square feet)	2,500
Max. Lot Area (in square feet)	N/A
Min. Lot Width at Building Area (in feet)	25'
Min. Front Yard Setback (in feet)	
Fronting Arterial Road (max/min)	15/5
Fronting Major Collector (max/min)	15/5
Fronting Minor Collector (max/min)	15/5
Fronting Local Road (max/min)	10/5
Min. Side Yard Setback (in feet-interior)	3'
Min Side Yard Setback ( in feet-exterior)	5'
Min. Rear Yard Setback (in feet)	10'
Max. First floor area	8,000
Max. Impervious Surface Ratio (ISR)	
Max. Building Height (in feet)	35'
Minimum Green Space Required	N/A
Maximum Block Length	600'

All residential dwelling units are required to have two off street parking spaces.

**Shall be changed to read as follows:**

<b><u>AREA AND LOT REQUIREMENTS – VILLAGE (V)</u></b>	
<sup>1</sup> Maximum gross density; Residential only	6 units per acre
Min. Lot Area (in square feet); Residential only	2,500
Max. Lot Area (in square feet)	N/A
Min. Lot Width at Building Area (in feet)	25'
Min. Front Yard Setback (in feet)	
Fronting Arterial Road (max/min)	15/5
Fronting Major Collector (max/min)	15/5
Fronting Minor Collector (max/min)	15/5
Fronting Local Road (max/min)	10/5
Min. Side Yard Setback (in feet-interior)	3'
Min Side Yard Setback ( in feet-exterior)	5'
Min. Rear Yard Setback (in feet)	10'
Max. First floor area; Non-Residential	8,000
Max. First floor area; Non-Residential in Historic District Overlay	4,000
<sup>2</sup> Max. Impervious Surface Ratio(ISR); Non-Residential, Mixed Use	0.60
<sup>2</sup> Floor Area Ratio; Non-Residential and Mixed Use	0.35
Max. Building Height (in feet)	35'
Minimum Green Space Required	N/A
Maximum Block Length	600'

**Footnotes:**

1. All residential dwelling units are required to have two off-street parking spaces.
2. ISR and FAR are applied to the area of lot that is not restricted by waterway natural areas or floodway buffer zones.

**SECTION 2:**

The provisions contained herein shall be incorporated in the zoning ordinance #04-09, as amended, which ordinance shall now be designated as ordinance #04-09. The adoption of this ordinance is the adoption of the entire zoning ordinance as modified and amended by this ordinance and the Zoning Ordinance shall hereinafter be referred to as ordinance #04-09.

**SECTION 3:**

The Mayor and Board of Aldermen of the Town of Nolensville, Tennessee, hereby certify that these amendments have been submitted by the Planning Commission of the Town of Nolensville, and a notice of hearing thereof has been ordered of the time and place of said meeting and has been published in a newspaper circulated in the Town of Nolensville, Tennessee. This Ordinance shall take effect immediately from the date of its final passage, the public welfare demanding it.

\_\_\_\_\_  
Beth Lothers, Mayor

Attest: \_\_\_\_\_  
Town Recorder

Approved by: \_\_\_\_\_  
Town Attorney

Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_